



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 04/2023

Pursuant to Law no. 24/2017 on issuers of financial instruments and market operations and to the Romanian Financial Supervisory Authority Regulation no. 5/2018 on issuers and operations with securities, as subsequently amended and supplemented and the provisions of Article 99 of the Bucharest Stock Exchange Code, Title II, Issuers and Financial Instruments.

Report date:	17.02.2023
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. with Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 740,563,717.20
Total number of shares:	3,702,818,586 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: One Cotroceni Towers – a new residential development in Bucharest

The management of One United Properties S.A. (hereinafter referred to as the “**Company**”) informs the market about the conclusion of an agreement for the acquisition of a plot of land of 44,863 sqm on Soseaua Progresului 56-80, in Bucharest district 5. The value of the transaction is EUR 35 million, out of which EUR 20 million will be paid in cash and the rest of EUR 15 million will be exchanged with future apartments and commercial spaces developed in One Cotroceni Towers.

After the landmark success of the development of One Cotroceni Park, the Company intends to build a mixed-use development on this land plot that will be called One Cotroceni Towers. The properties of One Cotroceni Park and One Cotroceni Towers are neighbouring on the same street, Soseaua Progresului. With a Gross Development Value (GDV) estimated in the range of EUR 400 million, One Cotroceni Towers will be an important mixed-use development and a landmark example of urban regeneration that will increase the attractiveness of living, working and spending leisure time in Bucharest. It will accommodate 1,296 residential units spread over five towers. Two towers will have 33 floors, thus becoming the tallest residential development in Bucharest and in the region. The other two towers will have 23 floors, while one building will have 16 floors. The residential towers will be connected at the ground floor and first floor levels, with a mix of commercial spaces and small office spaces that will allow a vast array of services, including gym with pool, food market, restaurants, leisure activities, and other services that will reduce the daily commute time of the residents. All car circulations will be done strictly via three underground floors. Additionally, the mixed-use development will also include a standalone AAA-class, environmentally friendly office building with a Gross Leasable Area (GLA) of approximately 48,000 sqm, which will be named One Cotroceni Park Offices Phase III, continuing the success story of the first two phases that have a joint GLA of 81,000 sqm.





At One Cotroceni Towers, the clients have access to a mix of residential units, including two- three- and four-bedroom apartments as well as the tallest penthouses in Bucharest, located at the highest residential floor, and one of the highest altitude points in the city. The purchase options for the apartments include five equal instalments of 20% paid over the construction period, a 30% down payment upon signing the contract and 70% on delivery, or a discounted option for 100% pre-payment. The construction works are estimated to begin in March 2023. The mixed-use development will be delivered in three phases, with the final completion date being estimated for 2027. The property already has a valid building permit in place, which will allow for rapid time to market.

Built on an almost 5-hectares plot of land and with a Gross Buildable Area (GBA) of over 282,000 sqm, One Cotroceni Towers will be the extension of the urban regeneration development of One Cotroceni Park. Consequently, the residents and tenants will have walking distance access to a vast array of facilities and services for the community, spread over the entire neighbourhood of approximately 11 hectares. Moreover, the location benefits from direct access to the subway.

Sustainability of the new development is a priority. Therefore, One Cotroceni Towers will implement sustainable energy efficiency solutions, a geoexchange system that is among the most energy-efficient solutions, environmentally clean, and cost-effective air conditioning systems, which will significantly reduce the costs for heating and cooling spaces for the tenants and residents. Furthermore, One Cotroceni Park Phase III offices will be designed to access the latest green and WELL certifications, attesting sustainable operation and minimal environmental impact.

After full delivery, One Cotroceni will become a Bucharest landmark, with a new and modern neighbourhood that will host almost 2,200 apartment units, over 40,000 sqm GLA of commercial spaces and small offices, 140,000 sqm GLA of office spaces, as well as 4,200 underground parking spots.

The transaction is part of the Company's strategy to build a strong pipeline for future developments, considering the significant potential of development for the city of Bucharest. In this context, the Company increased its share capital with EUR 51.5 million in August 2022. One Cotroceni Towers is one of 10 developments the Company will finance using the proceeds from the latest capital increase.

Executive Member of the Board of Directors

Victor Capitanu

Disclaimer: The renderings of the development attached to this current report are for indicative purposes only. During the new authorization and technical development process, relevant changes might appear.



